



Order Filed on November 14, 2019
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

FEIN, SUCH, KAHN & SHEPARD, P.C.

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Attorneys for Movant

FEDERAL NATIONAL MORTGAGE ASSOCIATION

R.A. LEBRON, ESQ.

FNME1963

bankruptcy@feinsuch.com

In Re:

CHARLES SPECHT dba CHARLES J SPECHT &
SONS, LLC

Debtor(s).

Case No.: 19-27530 MBK

Adv. No.:

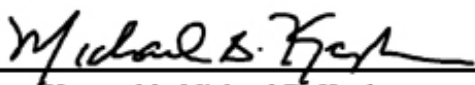
Hearing Date: November 13, 2019

Judge: Honorable Michael B.
Kaplan

**ORDER VACATING THE AUTOMATIC STAY AS TO REAL PROPERTY AND
GRANTING PROSPECTIVE RELIEF**

The relief set forth on the following pages is hereby ORDERED.

DATED: November 14, 2019


Honorable Michael B. Kaplan
United States Bankruptcy Judge

Upon the motion of FEIN, SUCH, KAHN & SHEPARD, P.C.
attorneys for the Movant, FEDERAL NATIONAL MORTGAGE ASSOCIATION,
under Bankruptcy Code section 362(d) for relief from the
automatic stay and providing for prospective relief as to certain
real property as hereinafter set forth, and for cause shown, it
is

ORDERED that the automatic stay is vacated to permit the
movant to institute or resume and prosecute to conclusion one or
more action(s) in the court(s) of appropriate jurisdiction to
pursue the movant's rights in the following:

☒ Real property more fully described as:

42 WEST DORY DRIVE, LITTLE EGG HARBOR, NJ 08087.

It is further ORDERED that the movant, its successors or
assignees, may proceed with its rights and remedies under the
terms of the subject mortgage and pursue its state court remedies
including, but not limited to, taking the property to sheriff's
sale, in addition to potentially pursuing other loss mitigation
alternatives, including, but not limited to, a loan modification,
short sale or deed-in-lieu foreclosure. Additionally, any
purchaser of the property at sheriff's sale (or purchaser's
assignee) may take any legal action for enforcement of its right
to possession of the property.

It is further ORDERED that the Automatic Stay shall not
apply to any future filings by the Debtor(s), CHARLES SPECHT dba

CHARLES J SPECHT & SONS, LLC, their successors, and or assigns,
as against FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors,
or assigns, to act as a bar on the State Court Proceedings.

It is further ORDERED that the movant may join the debtor
and any trustee appointed in this case as defendants in its
action(s) irrespective of any conversion to any other chapter of
the Bankruptcy Code.

The Movant shall serve this Order on the Debtor(s), any
trustee and any other party who entered an appearance on the
motion.

Certificate of Notice Page 4 of 4
United States Bankruptcy Court
District of New Jersey

In re:
Charles Specht
Debtor

Case No. 19-27530-MBK
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Nov 15, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 17, 2019.

db +Charles Specht, 114 Rake Factory Road, Flemington, NJ 08822-5625

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 17, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 15, 2019 at the address(es) listed below:

Albert Russo docs@russotrustee.com

Aleisha Candace Jennings on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper
ajennings@rasflaw.com

Joan Sirkis Warren on behalf of Debtor Charles Specht joan@joanlaverylaw.com

R. A. Lebron on behalf of Creditor FEDERAL NATIONAL MORTGAGE ASSOCIATION
bankruptcy@feinsuch.com

Rebecca Ann Solarz on behalf of Creditor Deutsche Bank National Trust Company, as Trustee for
J.P. Morgan Mortgage Acquisition Trust 2007-CH5, Asset-Backed Pass-Through Certificates Series
2007-CH5 rsolarz@kmlawgroup.com

U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 6